

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: August 6, 2020
Council Room, City Hall

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

Case: 20-701-00009 – Property located at 1325 Belmeade Drive, Control Map 46K, Group H, Parcel 002.00 requests a 14.4 foot rear yard variance to Sec 114-182e(1)e for the purpose of constructing an addition to the existing home. The property is zoned R-1A (Residential District).

INTERESTED PARTIES:

Owner: Alexander Nieuwland
1325 Belmeade Dr.
Kingsport, TN 37664
423.963.1925

Representative: Alexander Nieuwland

Case: 20-701-00010 – Property located at 1805 E. Stone Drive, Control Map 047P, Group A, Parcel 004.00 requests a 340 square foot variance to Sec 114-533(8)b for the purpose of providing additional wall signs for the building. The property is zoned B-3, Highway Oriented Business District.

INTERESTED PARTIES:

Owner: Clay McQuade
3699 Alcoa Hwy
Alcoa, TN 37701
865.312.8107

Representative: Lloyd Walden

Case: 20-701-00011 – Property located at 1000 Jericho Drive, Control Map 078, Parcel 098.52 requests a 64 foot variance to allow an accessory structure in the front yard to Sec 114-133(2); a parking lot buffer strip variance of 4 feet to Sec 114-600(d)2; a variance to allow a second freestanding sign to 114-573(8)a; a 170 foot variance to freestanding sign height to Sec 114-533(8)a(4); and a 522 square foot variance for freestanding sign size to Sec 114-533(8)a(2). The property is zoned B-3, Highway Oriented Business District.

INTERESTED PARTIES:

Owner: Jonathan Pierce
PO Box 5266
Kingsport, TN 37663
423.773.3605

Representative: Jonathan Woche

BUSINESS:

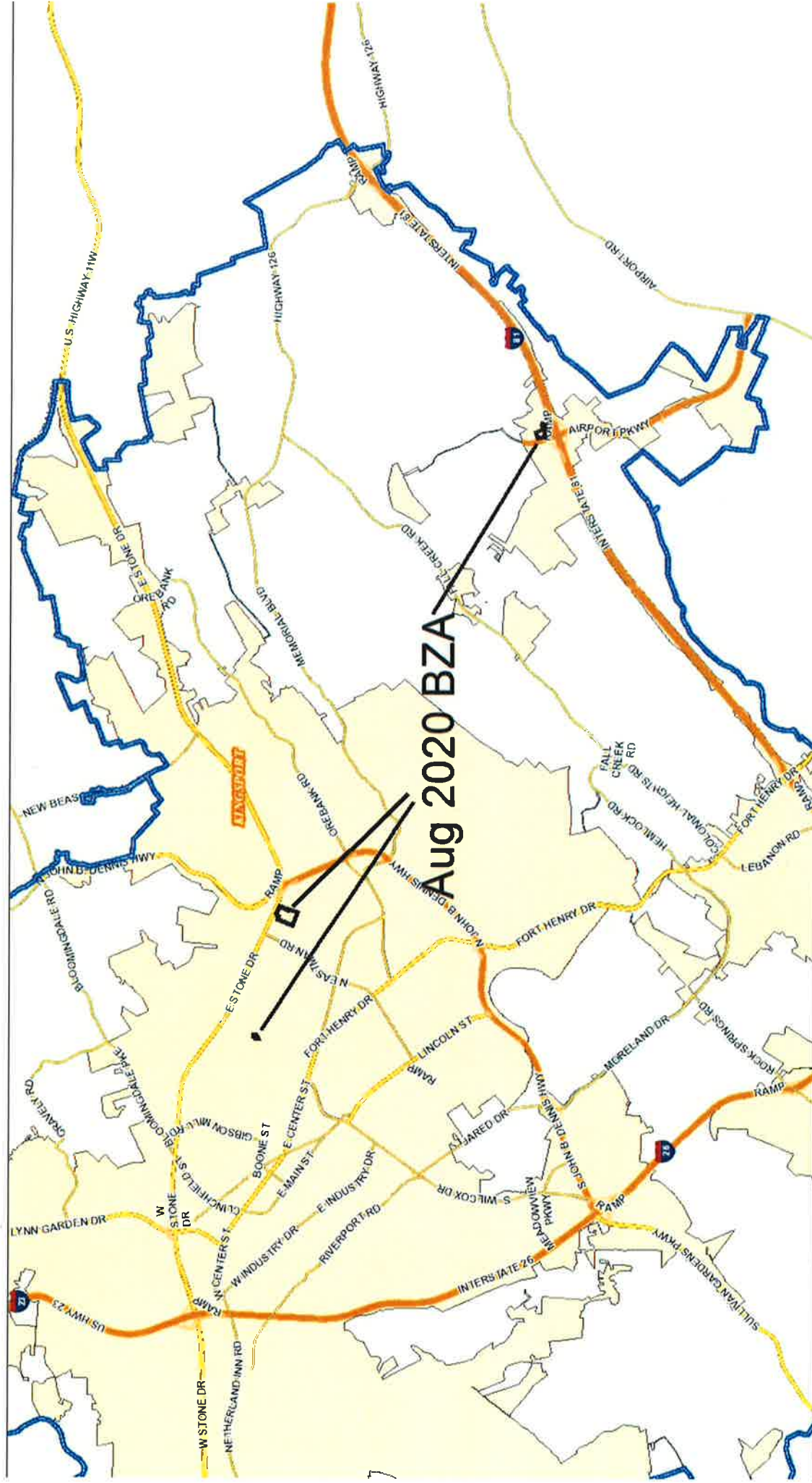
Approval of the July 2, 2020 regular meeting minutes.

Stating for public record, the next application deadline is August 17, 2020 at noon, and meeting date (Thursday, September 3, 2020).

ADJUDICATION OF CASES:

ADJOURNMENT:

ArcGIS Web Map



2/2020, 11:36:33 AM

Urban Growth Boundary

1:72,224



REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, August 6, 2020 will be conducted beginning at NOON in the Kingsport City Hall Council Room, 225 W. Center Street, Kingsport, Tennessee.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

Case: 20-701-00009 – Property located at 1325 Belmeade Drive, Control Map 46K, Group H, Parcel 002.00 requests a 14.4 foot rear yard variance to Sec 114-182e(1)e for the purpose of constructing an addition to the existing home. The property is zoned R-1A (Residential District).

Case: 20-701-00010 – Property located at 1805 E. Stone Drive, Control Map 047P, Group A, Parcel 004.00 requests a 340 square foot variance to Sec 114-533(8)b for the purpose of providing additional wall signs for the existing building. The property is zoned B-3, Highway Oriented Business District.

Case: 20-701-00011 – Property located at 1000 Jericho Drive, Control Map 078, Parcel 098.52 requests a 64 foot variance to allow an accessory structure in the front yard to Sec 114-133(2); a parking lot buffer strip variance of 4 feet to Sec 114-600(d)2; a variance to allow a second freestanding sign to 114-573(8)a; a 170 foot variance to freestanding sign height to Sec 114-533(8)a(4); and a 522 square foot variance for freestanding sign size to Sec 114-533(8)a(2). The property is zoned B-3, Highway Oriented Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9485 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 7/28/2020



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: July 27, 2020

RE: 1325 Belmeade Dr.

The Board is asked to consider the following request:

Case: 20-701-00009 – Property located at 1325 Belmeade Drive, Control Map 46K, Group H, Parcel 002.00 requests a 14.4 foot rear yard variance to Sec 114-182e(1)e for the purpose of constructing an addition to the existing home. The property is zoned R-1A (Residential District).

Dimensional standards for the R-1A district are as follows:

(e)

Dimensional requirements. The minimum and maximum dimensional requirements for the R-1A district are as follows:

(1) Minimum requirements.

- a. Lot area, 10,000 square feet.
- b. Lot frontage, 60 feet.
- c. Front yard, 40 feet.
- d. Each side yard:
 - 1. Ten feet for one or two stories;
 - 2. 15 feet for three stories;
 - 3. Plus 50 percent on the street side yard.
- e. Rear yard, 30 feet.
- f. Usable open space, not applicable.

ArcGIS Web Map



2/2020, 11:43:08 AM

Kpt.911 Address	River	Railroad_ROW	TAC	AR	B-4P	M-2	PD	R-1A	R-3B
livan County Parcels									
Lake_Pond	Street_ROW	River	R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4
Parcel_Conflict	Hawkins County Parcels	Street_ROW	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcel_Conflict	Lake_Pond	Urban Growth Boundary	B-2E	B-3	GC	P-D	PUD	R-2	TA
Parcels	Parcel_Conflict	City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
Railroad_ROW	Parcels	<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE

Web AppBuilder for ArcGIS

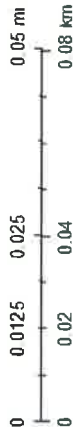
ArcGIS Web Map



2/2020, 11:44:16 AM

- Kpt 911 Address
- Ivan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

1:1,128



APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	Nieuwland	First	Alexander	M.I.	A	Date	7/13/20
Street Address	1325 Belmeade Dr			Apartment/Unit #			
City	Kingsport	State	TN	ZIP	37664		
Phone	423-963-1925	E-mail Address	qoolalex@yahoo.com				

PROPERTY INFORMATION:

Tax Map Information	Tax map: 46K "H"	Group:	Parcel:	Lot: 2, block B, The Nursery Tract			
Street Address	1325 Belmeade Dr			Apartment/Unit #			
Current Zone	Proposed Zone			No change			
Current Use	Proposed Use			No change			

REPRESENTATIVE INFORMATION:

Last Name	Nieuwland	First	Alexander	M.I.	A	Date	7/13/20
Street Address	1325 Belmeade Dr			Apartment/Unit #			
City	Kingsport	State	TN	ZIP	37664		
Phone	423-963-1925	E-mail Address	qoolalex@yahoo.com				

REQUESTED ACTION:

Variance of 15 feet so we can build an addition on the back of our house per the sketch included in the application packet.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: A. Nieuwland

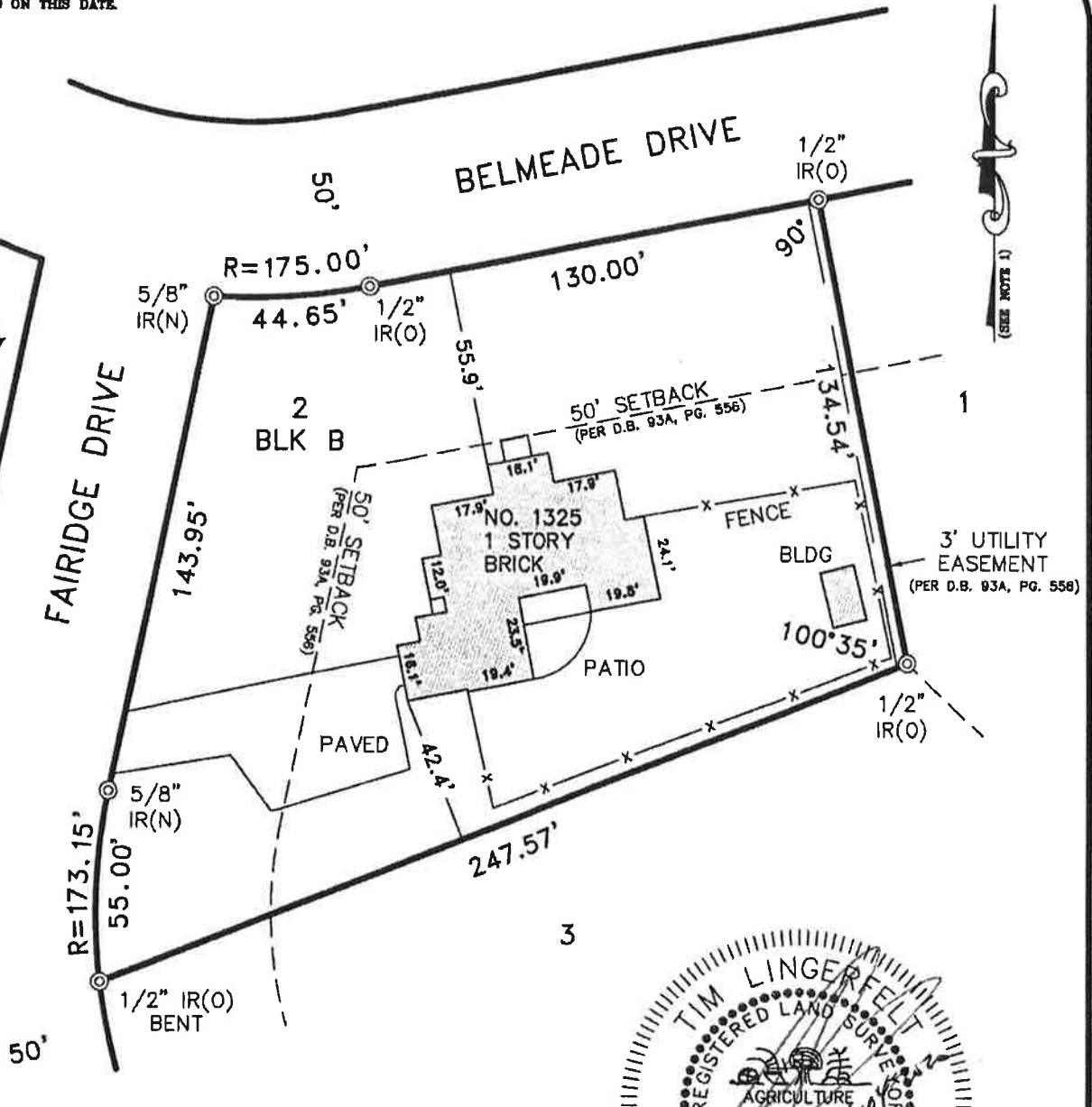
Signed before me on this 13 day of July, 2020
a notary public for the State of Tennessee
County of Sullivan

Notary Angela L. Marshall
My Commission Expires 9/25/22

Date: 7/13/2020



LEGEND
BLK BLOCK
R= RADIUS
IR(O) IRON ROD OLD
IR(N) IRON ROD NEW
BLDC BUILDING
D.B. DEED BOOK
PG. PAGE



NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1A
SETBACKS:
FRONT 40'
REAR 30'
SIDE 10'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE
FEDERAL FLOOD INSURANCE ADMINISTRATION
BOUNDARY MAP 47163C0045D EFFECTIVE DATE
SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE
PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA.
- 4) JOB NO. 20-11844
- 5) ACAD FILE: 20-11844 NIEUWLAND.DWG
- 6) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 7) THIS SURVEY WAS DONE IN COMPLIANCE WITH
CURRENT TENNESSEE MINIMUM STANDARDS OF
PRACTICE.
- 8) I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND
THE RATIO OF PRECISION IS BETTER THAN 1:10,000.



MAP OF: LOT 2, BLOCK B, THE NURSERY TRACT

OWNER: ALEXANDER ANTHONIUS NIEUWLAND

CIVIL DISTRICT: 11TH COUNTY: SULLIVAN

STATE: TENNESSEE TAX MAP 46K "H" PARCEL 2

SCALE: 1 INCH = 50' DATE: JUNE 4, 2020

REFERENCE: PLAT BOOK 2, PAGE 267

20-11844

FB/PG: N/A

FOR: OWNER

ALLEY & ASSOCIATES, INC.

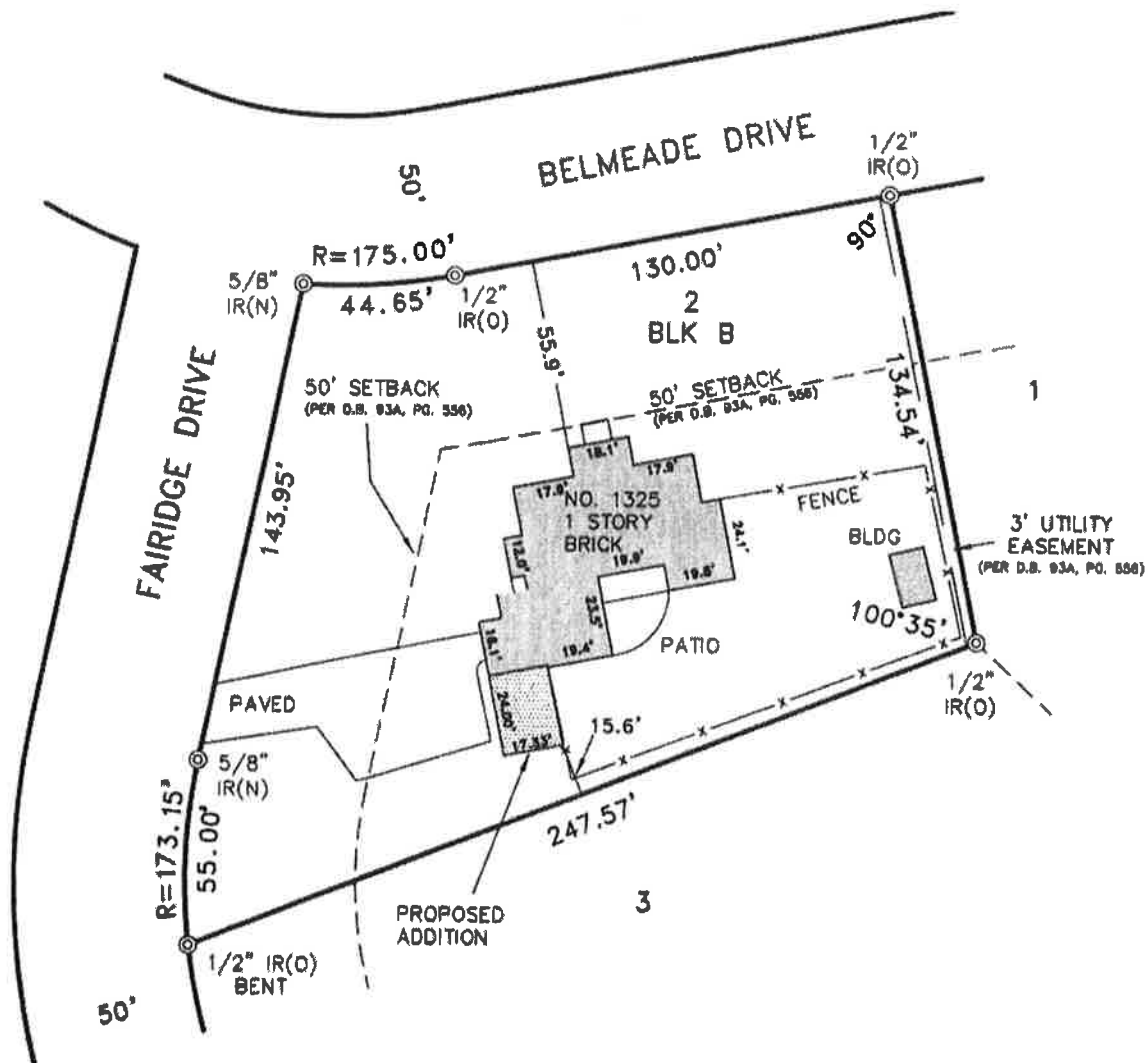
243 E Market Street

Kingsport, Tennessee 37660

E-mail: tlingerfelt@alleyassociates.com

- Provide staff with a drawing/plan of the proposed building with dimensions and a list of materials used for building. Pictures of examples are encouraged.

Here is a sketch of the footprint of the addition:



The addition will be 24.0' long by 17.3' wide to provide an additional ~415 feet of living space. It will connect to the existing structure at the side of the existing 1-car garage, which will be converted to living space as well.

Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

- a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

We need additional square footage to accommodate our growing family. After consulting with many experts and considering various options, we have concluded that the proposed location is the only reasonable option, given the layout and rooflines of the existing structure.

- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

Strict application would prevent us from making the layout of our current home more livable, and prevent us from making the changes necessary for our family.

- c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

They are not. Our house was built in 1953, and was never added on to.

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

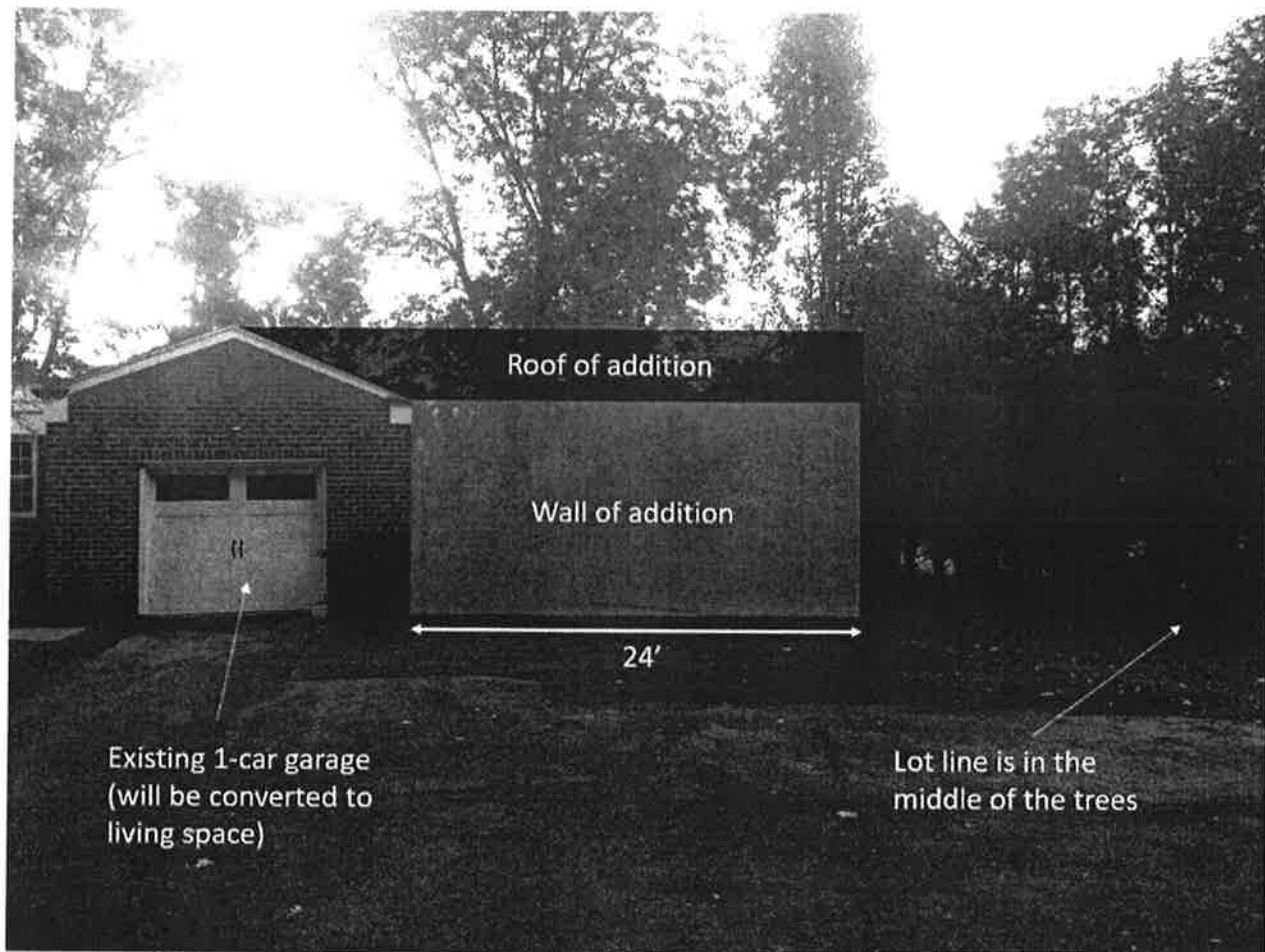
Our neighborhood (Fairacres) has many unique older homes that have been added on to, often with the help of zoning variances. The variance we are requesting will still leave 15 feet between the addition and the nearest lot line. We believe that adding to our house in this way will add value to the neighborhood and will definitely preserve the essential character of the neighborhood and our home.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

Here is a side view of the proposed addition, superimposed on a photo of the existing structure showing the garage and the lot line.



Our goal is to make the addition seem as though it has always been part of the house. The exterior walls will be composed of brick that is similar to the brick of the existing house. The roof will be covered with architectural shingle similar to the existing roof.



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: July 27, 2020

RE: 1805 E Stone Dr.

The Board is asked to consider the following request:

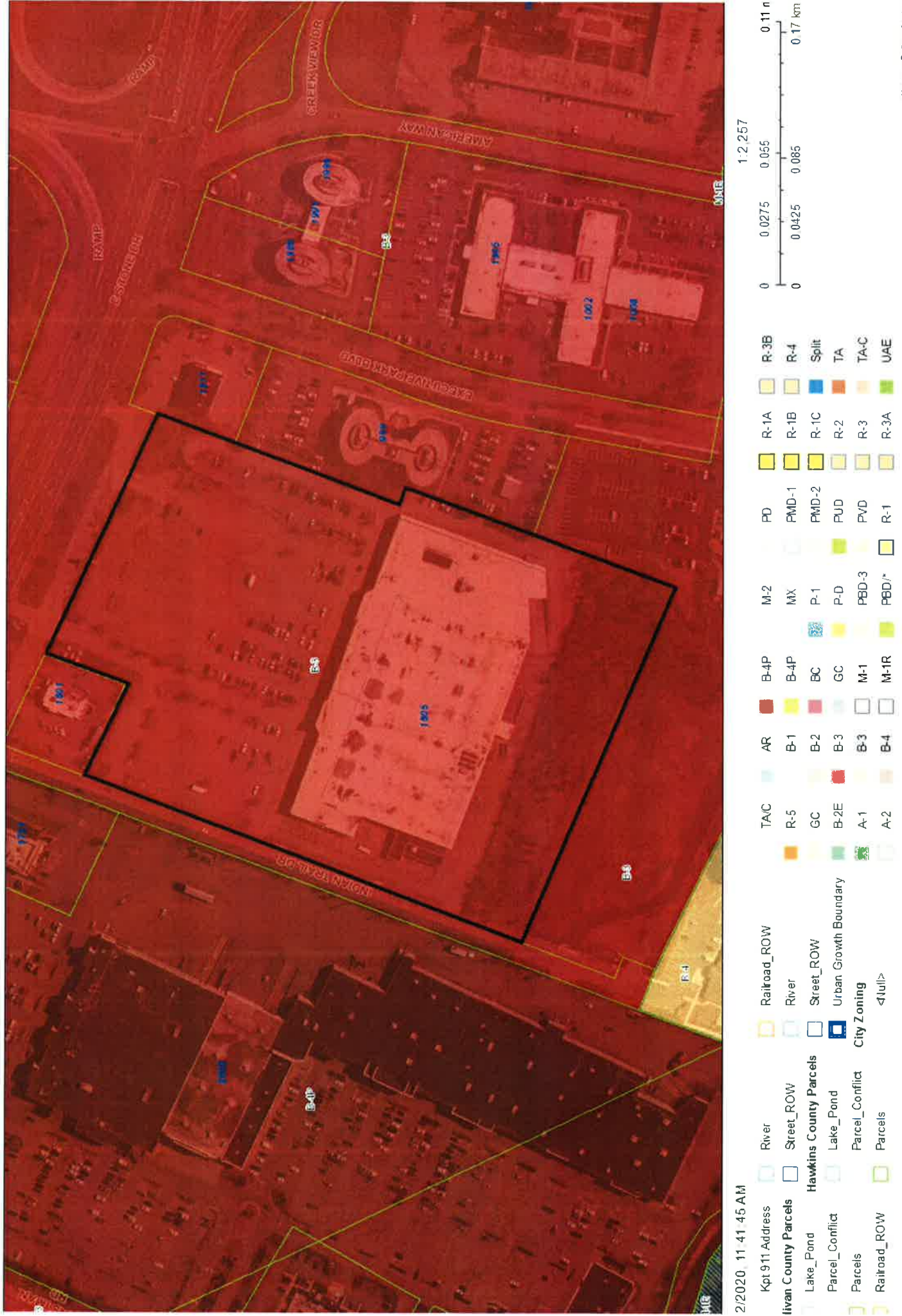
Case: 20-701-00010 – Property located at 1805 E. Stone Drive, Control Map 047P, Group A, Parcel 004.00 requests a 340 square foot variance to Sec 114-533(8)b for the purpose of providing additional wall signs for the building. The property is zoned B-3, Highway Oriented Business District.

B-3 wall sign standards are as follows:

b.

Single-tenant businesses and multitenant centers are permitted wall signs equivalent to one percent of the business's building ground coverage area up to 300 square feet of total signage. Businesses having less than 8,000 square feet of area may utilize up to 80 square feet of signage.

ArcGIS Web Map



ArcGIS Web Map



2/2020, 11:42:19 AM

- Kpt 911 Address
- Indian County Parcels**
 - Lake_Pond
 - Parcel_Conflict
 - Parcels
 - Railroad_ROW
- Hawkins County Parcels**
 - Lake_Pond
 - Parcel_Conflict
 - Parcels
 - Railroad_ROW
- River
- Street_ROW
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

1:2,257



APPLICATION
Board of Zoning Appeals

kingsport

APPLICANT INFORMATION:

Last Name McQuade

First Clay

M.I.

Date 7-23-2020

Street Address 3699 Alcoa Hwy

Apartment/Unit #

City Alcoa

State TN

ZIP 37701

Phone 805-312-8107

E-mail Address Clay-McQuade@whawt.com

PROPERTY INFORMATION:

Tax Map Information

Tax map:

Group:

Parcel:

Lot:

Street Address 1805 East
Stone Drive

Apartment/Unit #

Current Zone

Proposed Zone

Current Use Commercial

Proposed Use
Commercial

REPRESENTATIVE INFORMATION:

Last Name Walden

First
Lloyd

M.I. G.

Date
07/08/2020

Street address 6870 Gate
City Hwy

Bristol Sign Co Walden LLC

City Bristol

State VA

ZIP
24202

Phone

E-mail Address

REQUESTED ACTION:

Grant a square footage increase in the building signage allowed to 640 Sq.ft.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Signature]

Date: 7-23-20

Signed before me on this 23rd day of July, 2020,

a notary public for the State of Tennessee

County of Blount

Notary Jessica Hollifield

My Commission Expires March 26, 2022





July 13, 2020

To whom it may concern:

U-Haul Company of Knoxville has requested Bristol Sign Company Walden to file for variance hearing with the Kingsport Board of Zoning Appeals for signage at 1805 E. Stone Dr, Kingsport Tn. 37660. If there are any questions or concerns, please contact us at 865-312-8107.

Sincerely,

A handwritten signature in black ink that reads "Jessica Hollifield". The signature is written in a cursive, flowing style.

Jessica Hollifield
Executive Assistant

Moving Made Easier...

To Whom It May Concern,

We are requesting an increase on the 300 square feet signage cap for the building located at 1805 East Stone Drive. The pre-existing building sets 570 feet from the main road frontage at East Stone Drive and is below the street level. Therefore, this makes it extremely difficult to see the signage from the road. This building is over 167,000 square feet in area and the signage cap is based on 30,000 square feet. If this building was divided into five separate 30,000 square feet shops, it would be allowed at least 1,500 square feet of signage and still conform to the zoning code. We do not believe that this exception would be detrimental to the good intentions of the zoning code and would conform to the overall look of the neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Gil Walden". The signature is written in a cursive, flowing style.

Bristol Sign Company Walden, LLC



U-Haul Moving & Storage Of Kingsport Imaging & Signage Specifications 774074, Kingsport, TN

Scale 1:12

Your Storage Place

(Qty. 1) 5'h x 34.2917'w

11 ga. steel - gloss black powder coat

TOTAL 171.5 SQ FT

Install(1) 5'H x 9'W U-Haul Center
ID Sign, centered left to right and
2' - 6" from the top edge as shown.
5' x 9' Cabinet lit PN: **62858-022**
5' x 9' Sign Face PN: **62854-079**

2' - 6"



Total 45 Sq Ft



FACILITY IMAGING DEPARTMENT

Final Approved Project Work

IMAGING, GENERAL

UMC of "Kingsport"

774074, North Signage Detail-7.0

Issued
02/05/20
Re-Issued
00/00/00

IMPORTANT NOTICE TO U-HAUL MCP/MCO & VENDORS

All Designs & Art specifications are based on information provided by U-Haul MCP/MCO and/or Vendors contracted through MCP/MCO. Therefore, it is the responsibility of the U-Haul MCP/MCO and their Vendors to verify all information in these drawings to be accurate prior to commencing Project Work. **FOR ANY DISCREPANCIES - NOTIFY UH/ART DEPT. PRIOR TO COMMENCING PROJECT WORK**

Location:
Street:
City:
State / Province:
Country / Mail Code:

UMC - Kingsport
1805 E Stone Dr
Kingsport
TN
USA / 37660

Designed: Adriano Carreon
Drawing: Adriano Carreon
Approved: Mike Shardy
02/05/20
02/05/20
02/05/20

Drawings to scale. Do Not Use for fabrication, use artwork provided. Questions Call 1-800-528-0351

NOTE: All plastic letters need to be ordered from email: order_processing@uhhaul.com.

NOTE: See North Elevation Signage Details 6.0 for placement

18" Black Plastic Helvetica Neue 75

Upper case

9" Message Length

NOTE: Qty 1

18" CLIMATE 9' 13.5 Sq Ft.

18" Black Plastic Helvetica Neue 75

Upper case

14' - 6" Message Length

NOTE: Qty 1

18" CONTROLLED 14' - 6" 21.75 Sq. Ft.

30" Black Plastic Helvetica Neue 75

Upper case

26' - 9" Message Length

NOTE: Qty 1

30" SELF-STORAGE 26' - 9" 66.875 Sq Ft.

1' CLIMATE CONTROLLED
1' SELF-STORAGE
Total 102.125 Sq Ft



**Application for Sign Permit
Building Department**

201 W Market Street
Kingsport, TN 37660
Tel: 423-229-9393 Fax: 423-224-2680

BUSINESS NAME: Uhaul

BUSINESS ADDRESS: 1805 East Stone Drive

SIGN CONTRACTOR: Bristol Sign Company Walden LLC PHONE: 276-669-0811

FREE-STANDING

Size: _____ X _____ = _____ SqFt Height: _____ Illuminated: _____

Sign Material: Plastic Metal Vinyl Other: _____

UL# _____

WALL

Size: 5' X 34.297' = 171.48 SqFt Height: 15' Illuminated: no

Sign Material: Plastic Metal Vinyl Other: _____

Size: 5' X 9' = 45 SqFt Height: 15 Illuminated: yes

Sign Material: Plastic Metal Vinyl Other: _____

Size: 48" X 326" = 107 SqFt Height: 15 Illuminated: no

Sign Material: Plastic Metal Vinyl Other: _____

UL# _____

BEFORE SIGN PERMIT CAN BE APPROVED YOU MUST SUBMIT:

**FREESTANDING: SITE PLAN SHOWING PROPOSED LOCATION; FOOTING DETAIL;
EXISTING SIGNAGE**

**WALL: DRAWING OF PROPOSED SIGN DESIGN; LOCATION ON STRUCTURE; EXISTING
SIGNAGE**

SIGNATURE

DATE



TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: July 27, 2020

RE: 1000 Jericho Dr

The Board is asked to consider the following request:

Case: 20-701-00011 – Property located at 1000 Jericho Drive, Control Map 078, Parcel 098.52 requests a 64 foot variance to allow an accessory structure in the front yard to Sec 114-133(2); a parking lot buffer strip variance of 4 feet to Sec 114-600(d)2; a variance to allow a second freestanding sign to 114-573(8)a; a 170 foot variance to freestanding sign height to Sec 114-533(8)a(4); and a 522 square foot variance for freestanding sign size to Sec 114-533(8)a(2). The property is zoned B-3, Highway Oriented Business District.

The dumpster enclosure is the accessory structure proposed to be located in the front yard. The landscape buffer strip reduction request is for the portion of the development that fronts Airport Pkwy. The size of the freestanding sign variance is akin to larger signs approved in the past for the adjacent Kenworth dealership and Stowers Cat dealership.

ArcGIS Web Map



2/20/2020, 11:40:48 AM

Kpt 911 Address

livan County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Hawkins County Parcels

Lake_Pond

Parcel_Conflict

City Zoning

Parcels

Railroad_ROW

River

Street_ROW

Urban Growth Boundary

City Zoning

<Null>

AR

B-1

B-2

B-3

B-3

B-4

B-4P

B-4P

BC

GC

M-1

M-1R

M-2

MX

P-1

P-D

PBD-3

PBD/*

PD

PMD-1

PMD-2

PUD

PVD

R-1

R-1A

R-1B

R-1C

R-2

R-3

R-3A

R-3B

R-4

Split

TA

TA-C

UAE

0

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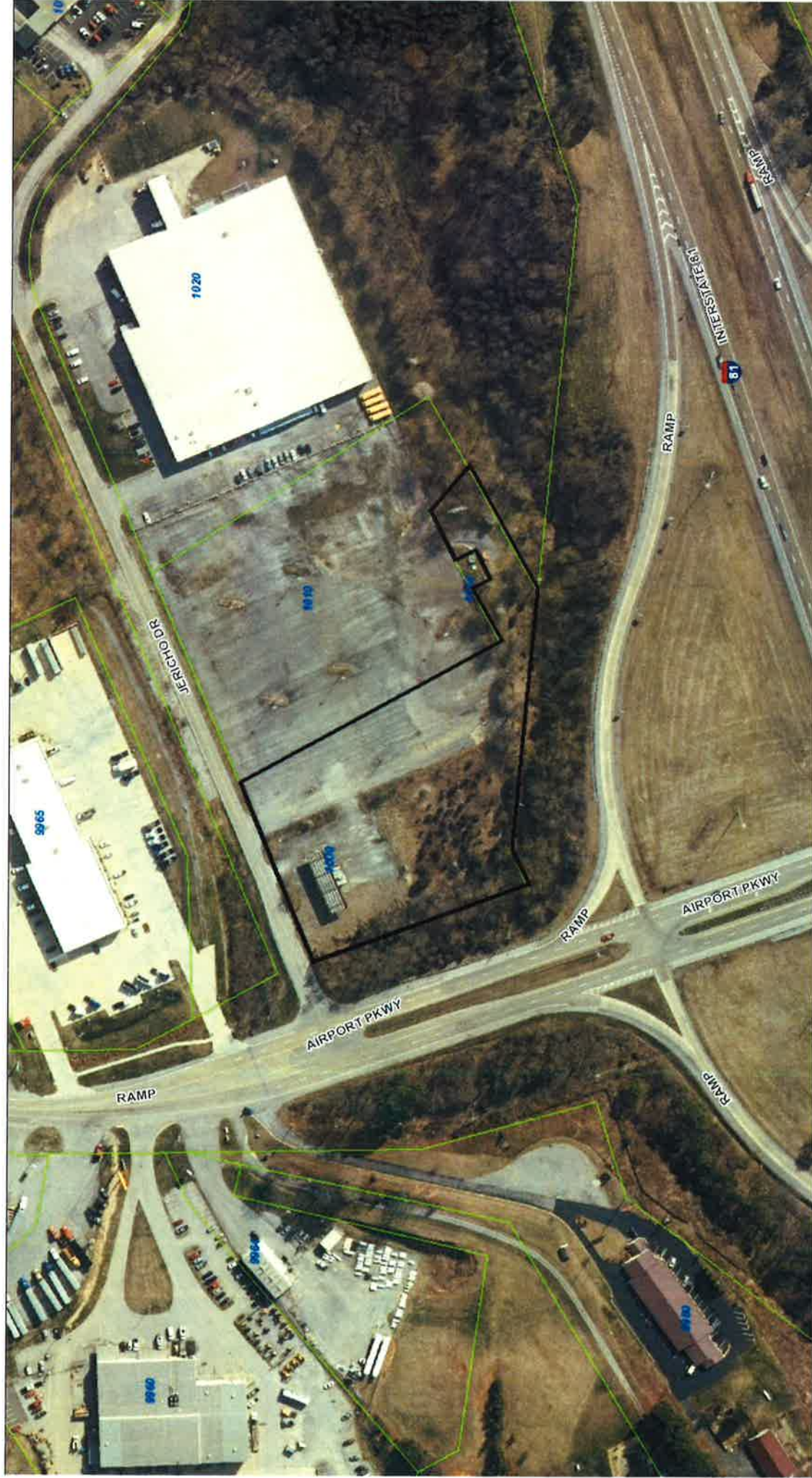
0.055

0.085

0.11 n

0.17 km

ArcGIS Web Map



2/2020, 11:40:03 AM

- Kpt 911 Address
- livan County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Hawkins County Parcels
- Lake_Pond
- Parcel_Conflict
- Parcels
- Railroad_ROW
- River
- Street_ROW
- Urban Growth Boundary

1:2,257



APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Pierce First Jonathan M.I. Todd Date 7/7/20
Street Address PO Box 5266 Apartment/Unit #
City Kingsport State TN ZIP 37663
Phone 423-773-3605 E-mail Address pierce@cal.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 078098 Group: 52 Parcel: 10 Lot: 1R
Street Address Part of 1000 Jericho Drive - 3.86 acres at SEC of Airport Parkway Apartment/Unit #
Current Zone B-3 Proposed Zone B-3
Current Use Vacant gas station Proposed Use Convenience store With auto and truck fueling

REPRESENTATIVE INFORMATION:

Last Name Woche First Jonathan M.I. D Date
Street Address McBride Dale Clarion 5721 Dragon Way Apartment/Unit # Suite 300
City Cincinnati State OH ZIP 45227
Phone 513-561-6232 x.4 E-mail Address woche@mcbrideclarion.com

REQUESTED ACTION: Variances

Dumpster enclosure setback variance Sec. 114-195(f)(1) - to be 100 feet from front property line and 64 feet from rear yard.

Parking buffer strip reduction variance Sec. 114.563(5) - to be 6 feet wide.

Sign variances to Sec. 114-533(8) for a 2nd freestanding sign, 200 feet tall and 622 square feet and to have a total of 140.62 square feet of wall signs combined on the auto and truck canopy; to Sec. 114.528(1) to allow two directional signs to be 5 square feet each; and to Sec. 114.535 to allow electronic message (fuel prices) on the proposed 2nd freestanding sign.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature:

Date:

Signed before me on this 7th day of July, 2020

a notary public for the State of Tennessee

County of Sullivan

Notary

My Commission Expires 04/25/2023





July 13, 2020

Mr. Ken Weems, AICP
Planning Manager
City of Kingsport
225 W. Center Street
Kingsport, TN 37660

Via Overnight Delivery and Email – kenweems@kingsporttn.gov

RE: Board of Zoning Appeals Application – Speedway Store #101218 – Part of 1000 Jericho Drive

Dear Mr. Weems:

On behalf of Speedway LLC, I am transmitting the enclosed material to request Board of Zoning Appeals approval of variances to allow additional signs and reduction in required setbacks for the proposed Speedway store #101218 at the southeast corner of Airport Parkway and Jericho Drive, part of 1000 Jericho Drive. The Speedway store is located on 3.86 acres and the property is zoned B-3 Highway Oriented Business District. The following variances are requested related to proposed dumpster enclosure and pavement setbacks, and for the proposed number, size, and height of signs:

- Dumpster enclosure setback variance Sec. 114-195(f)(1) – to be 100 feet from front property line and 64 feet from rear yard.
- Parking buffer strip reduction variance Sec. 114.563(5) – to be 6 feet wide.
- Sign variances to Sec. 114-533(8) for a 2nd freestanding sign, 200 feet tall and 622 square feet and to have a total of 140.62 square feet of wall signs combined on the auto and truck canopy; to Sec. 114.528(1) to allow two directional signs to be 5 square feet each; and to Sec. 114.535 to allow electronic message (fuel prices) on the proposed 2nd freestanding sign.

Enclosed I am transmitting the following material:

- A Board of Zoning Appeals Application
- A Variance Worksheet – Findings of Fact Sheet
- A Project Description and Variance Explanation
- 1 reduced size copy of the Plot Plan, Sign Plans and Site Survey.
- A check for \$50.00 for the Board of Zoning Appeals fee.

It is my understanding that this request will be reviewed by the Board of Zoning Appeals on Thursday August 6 at 12 PM. Please review this information and contact me if you determine that additional information is required. Please contact me with any questions and transmit an agenda, staff reports or comments when available. Thank you for your time and continued coordination.

Sincerely,

Jonathan Woche, AICP, LEED GA

cc: Speedway; QK4
MDC #4371

Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, **because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property**, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

- a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

The proposed Speedway site has several unique characteristics that we believe justify the variance requests. The topography and existing wooded areas around the perimeter of the site and in the adjacent highway right-of-way prevent visibility of the site from Interstate 81. We believe the proposed high-rise pole height and area are necessary for the proposed use and to give enough time to our customers – especially truck customers – to make the necessary lane changes in time to exit the highway. Also, the site contains several existing utility easements that limit the placement of structures on the site and are requiring the dumpster enclosure and the pavement setback variances.

- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

Strict application of the zoning regulations would limit the Speedway site to sign sizes and heights that would not provide the necessary visibility, notification and direction to our customers, and would deprive Speedway of signs that other properties in the area have. Strict application of the setback requirements would negatively impact the site circulation of the proposed Speedway and/or would require relocation of existing utility lines and easements.

- c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

The unique conditions are not the result of the actions of the applicant. The topography and utility easements exist today.

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

We believe that approval of the variances will not harm the character of the area. There are several high-rise signs in the area and approval of the proposed sign variances will not have an impact on the public safety or welfare. Speedway proposes to install the required amount of landscaping and so the neighborhood will not be negatively impacted by the proposed setback variances. It is difficult to place the dumpster location on this site given the multiple street frontages and multiple utility easements. We believe that the proposed variances will not harm adjacent properties but will represent an investment that could spur other development in the area.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

**Project Description and Variance Explanation
for Speedway Store #101218 Kingsport, TN
SEC of Airport Parkway and Jericho Drive**

Speedway has a contract to purchase 3.86 acres on the south side of Airport Parkway at the intersection of Jericho Drive. The property is adjacent to the westbound I-81 Interstate exit ramp and is part of 1000 Jericho Drive. The property is zoned "C-3" Highway Oriented Business District and currently contains a vacant gas station.

Speedway proposes to demolish the existing vacant buildings and to construct a new 4,608 square foot convenience store with both passenger vehicle and commercial fueling. There will be 7 fuel dispenser islands under a canopy in front of the store for passenger/auto customers and there will be 3 commercial fueling/truck lanes behind the store. The store will operate 24 hours daily. There will be two driveways on Jericho Drive. The proposed store will have 27 parking spaces.

The store will be one-story tall with a shingled pitched roof and will be constructed of masonry (quik-brik) on all four sides. There will be a front door facing Jericho Drive and a side entrance facing Airport Parkway. There will be a rear entrance on the south side of the store for commercial/truck customers. A dumpster enclosure is proposed on the east side of the site.

The following variances are requested related to proposed dumpster enclosure and pavement setbacks, and for the proposed number, size, and height of signs:

- Dumpster enclosure setback variance Sec. 114-195(f)(1) – to be 100 feet from front property line and 64 feet from rear yard. The proposed dumpster enclosure is located to the east of the store, and while it is not "behind" the store, it is "behind" the proposed auto canopy. Placement of the enclosure is impacted by the existence of several utility easements. The proposed location is accessible to trash hauling vehicles.
- Parking buffer strip reduction variance Sec. 114.563(5) – to be 6 feet wide. A reduction is requested from 8 feet to 6 feet for an approximate 90-foot-long portion along the pavement on the west side of the auto canopy. The remaining 274 feet (+/-) complies with the required buffer.
- Multiple sign variances are requested:
 - To Sec. 114-533(8) for a 2nd freestanding sign, 200 feet tall and 622 square feet and to have a total of 140.62 square feet of wall signs combined on the auto and truck canopy. This variance will allow a high-rise sign, as well as signs on the two fuel canopies.
 - To Sec. 114.528(1) to allow two directional signs to be 5 square feet each. The increase in directional sign sizes are to allow larger signs for commercial fueling/truck customers.
 - To Sec. 114.535 to allow electronic message (fuel prices) on the proposed 2nd freestanding sign. This variance will allow LED fuel price signs on the proposed high-rise sign.

We believe that there are unique circumstances related to the site topography and existing utility easements. We believe that granting the variances will not have a detrimental impact on the adjacent properties or the surrounding neighborhood. Speedway looks forward to reviewing this project with the City and to an opportunity to invest in the Kingsport.

SITE DEVELOPMENT PLANS

NEW BUILD - #101218

Standard #4600 - Right Hand V2.0 (FOOD DESTINATION & CFL)

SITE ADDRESS:

NEC I-81 & AIRPORT PKWY

SULLIVAN COUNTY

KINGSPORT, TENNESSEE

37663

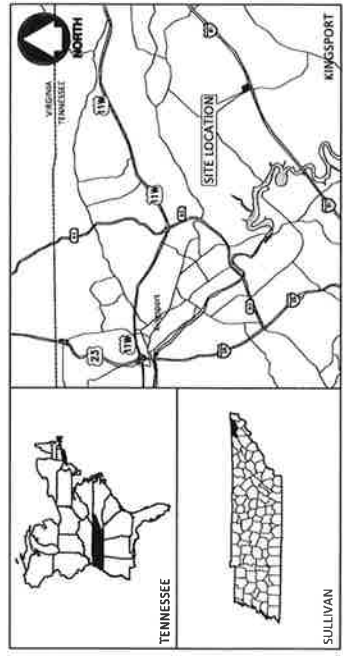
OWNER/DEVELOPER:

Speedway®

**500 SPEEDWAY DRIVE
ENON, OH 45323
937-864-3000**

ENGINEERING:

Corporate Headquarters
1046 East Chestnut Street
Louisville, Kentucky 40204
Phone: 502 585 2222
Facsimile: 502 581 0406
Internet: www.Qk4.com

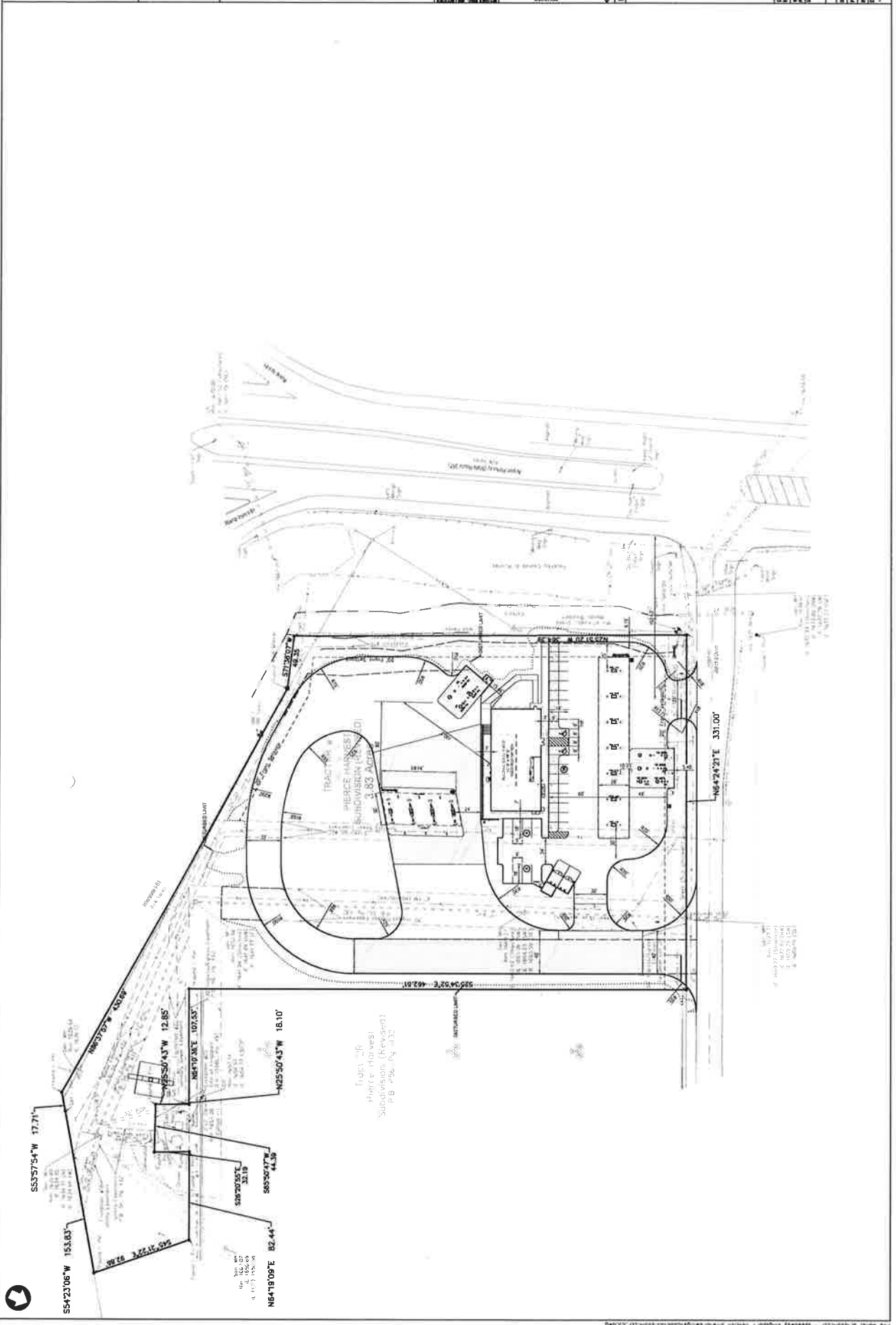


LOCATION MAP

GAS
LUNACY-RECONSTRUCTION
WATER
WATER
KINGSPORT-WATER/SEWER
ENGINEERING
225 N. CENTER STREET
KINGSPORT, TN 37660
423-244-3018
SAM CHASE
chaseengineering.com
ELECTRIC
KINGSPORT-WATER/SEWER
ENGINEERING
225 N. CENTER STREET
KINGSPORT, TN 37660
423-244-3018
SAM CHASE
chaseengineering.com

COVER SHEET NEW BUILD SULLIVAN COUNTY KINGSPORT, TN TENNESSEE 37663	
PROJECT NO. 0101218 DATE 12/3/2008 SHEET 1 OF 1	
DESIGNED BY: [Blank] CHECKED BY: [Blank] DATE: 12/3/2008	
SUBMITTAL: [Blank] DATE: 12/3/2008	
SULLIVAN COUNTY ENGINEERING, INC. 225 N. CENTER STREET KINGSPORT, TN 37660 423-244-3018 SAM CHASE chaseengineering.com	
SPEEDWAY® ENGINEERING AND CONSTRUCTION, INC. 500 SPEEDWAY DRIVE ENON, OH 45323	
PLANNING ENGINEERING	





NO.	DATE	DESCRIPTION
1	10/12/18	PRELIMINARY
2	10/12/18	REVISED
3	10/12/18	REVISED
4	10/12/18	REVISED
5	10/12/18	REVISED
6	10/12/18	REVISED
7	10/12/18	REVISED
8	10/12/18	REVISED
9	10/12/18	REVISED
10	10/12/18	REVISED

STRUCTURE SCHEDULE

NAME	TYPE	INVERT E.L.	LE IN	LE OUT
S1	48" Dia. C.I.	1673.10		
S2	48" Dia. C.I.	1673.80	(P1) 1663.10	(P2) 1663.53
S3	48" Dia. C.I.	1673.80	(P3) 1668.75	(P4) 1663.58
S4	48" Dia. Environmental C.I.	1664.44		
S5	12" 30# HMB	1659.70	(P5) 1656.64	(P6) 1653.41
S6	48" Dia. C.I.	1670.48	(P7) 1667.29	(P8) 1663.41
S7	48" Dia. W.I.B.	1665.97	(P9) 1663.41	(P10) 1653.41
S8	48" Dia. Environmental C.I.	1663.24	(P11) 1660.53	(P12) 1653.41
S9	48" Dia. Environmental C.I.	1658.93	(P13) 1657.05	(P14) 1656.80
S10	12" 30# HMB	1653.62	(P15) 1654.47	

PIPE SCHEDULE

NAME	SIZE	TYPE	LENGTH	SLOPE
P1	12"	HOPE Pipe	16.47'	1.00%
P2	12"	HOPE Pipe	78.31'	1.00%
P3	12"	HOPE Pipe	122.85'	2.10%
P4	12"	HOPE Pipe	144.40'	2.10%
P5	12"	HOPE Pipe	14.55'	2.10%
P6	12"	HOPE Pipe	72.58'	3.25%
P7	12"	HOPE Pipe	103.89'	3.25%
P8	12"	HOPE Pipe	127.13'	2.15%
P9	12"	HOPE Pipe	8.99'	2.15%
P10	12"	HOPE Pipe	8.10'	2.15%
P11	8"	PVC Pipe	144.80'	1.00%
P12	8"	PVC Pipe	33.20'	1.00%
P13	8"	PVC Pipe	49.30'	1.00%
P14	8"	PVC Pipe	100.00'	0.83%
P15	8"	PVC Pipe	25.89'	0.83%
P16	8"	PVC Pipe	24.58'	1.00%
P17	8"	PVC Pipe	47.50'	0.83%
P18	8"	PVC Pipe	58.20'	1.00%
P19	8"	PVC Pipe	58.45'	5.42%

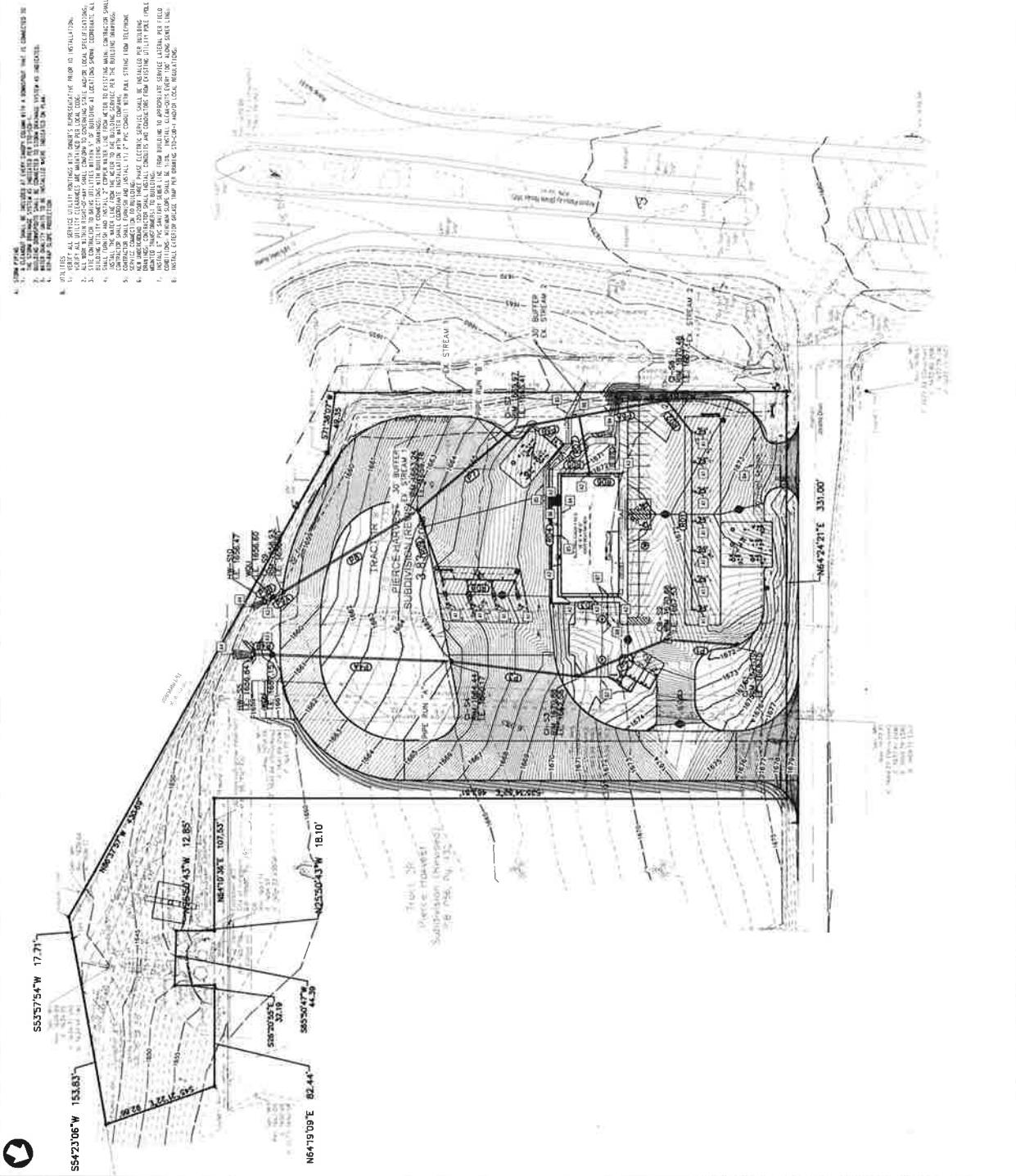
STORMWATER MANAGEMENT

CONCEPTUAL DRAINAGE SUMMARY
REQUIRED DESIGN STORM DURATION:
2, 10, & 100-YEAR, 24 HOUR
16 OF 2 INCHES WPG ASSIGNED FOR ALL PROPOSED STORM DRAINAGE

STORMWATER MANAGEMENT DATA

DESIGN FLOW RATE (CFS)	1,144
DESIGN FLOW RATE (MGD)	0.041
DESIGN FLOW RATE (MGD)	0.041
DESIGN FLOW RATE (MGD)	0.041
DESIGN FLOW RATE (MGD)	0.041
DESIGN FLOW RATE (MGD)	0.041
DESIGN FLOW RATE (MGD)	0.041
DESIGN FLOW RATE (MGD)	0.041
DESIGN FLOW RATE (MGD)	0.041
DESIGN FLOW RATE (MGD)	0.041

EXISTING STREAM BUFFER NOTE
THE DISTURBED LIMIT FOR THE PROPOSED DRAINAGE PLAN CANNOT BE ON AVERAGE, WITHIN 30 FT OF THE AVERAGE WATER LEVEL OF THE EXISTING STREAM.
THE DISTURBED LIMIT IS AN AVERAGE OF 30 FT AWAY FROM STREAM 2.
THE DISTURBED LIMIT IS AN AVERAGE OF 30 FT AWAY FROM STREAM 2.



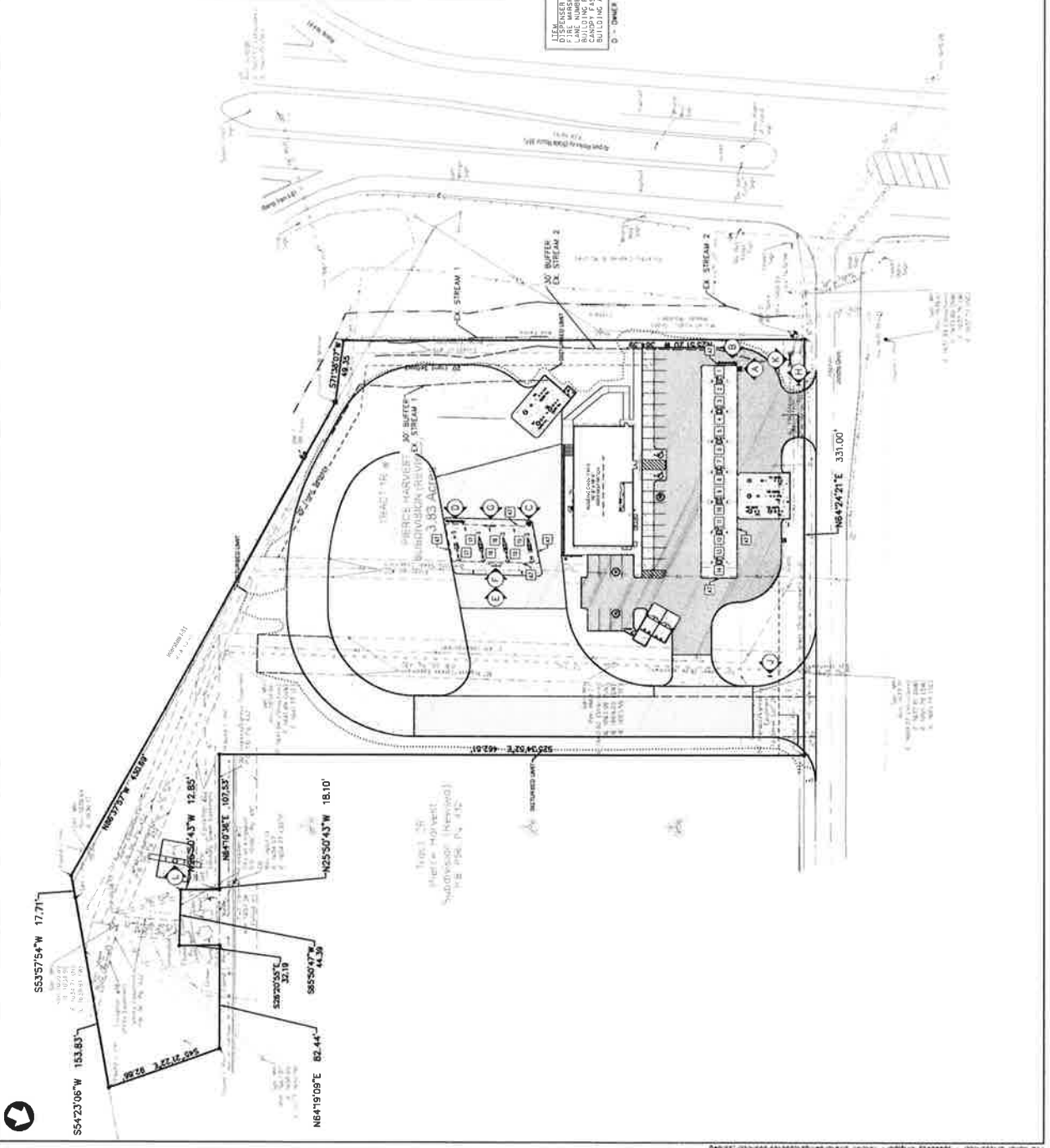
- GENERAL NOTES**
1. ALL SIGNAGE SHALL BE INSTALLED AT LEAST FOUR WEEKS PRIOR TO THE DAY OF CONSTRUCTION.
 2. VARIANCE WILL BE REQUIRED FOR THE 2ND FREE STANDING SIGN AND RISE 1.
 3. VARIANCE WILL BE REQUIRED FOR THE 2ND FREE STANDING SIGN AND RISE 2.
 4. VARIANCE WILL BE REQUIRED FOR THE TOTAL HEIGHT OF THE HIGH RISE.
 5. VARIANCE WILL BE REQUIRED FOR THE TOTAL SQUARE FOOTAGE OF THE HIGH RISE.
 6. VARIANCE WILL BE REQUIRED FOR THE TOTAL SQUARE FOOTAGE OF THE HIGH RISE.
 7. VARIANCE WILL BE REQUIRED FOR THE TOTAL SQUARE FOOTAGE OF THE HIGH RISE.
 8. VARIANCE WILL BE REQUIRED FOR THE TOTAL SQUARE FOOTAGE OF THE HIGH RISE.
 9. VARIANCE WILL BE REQUIRED FOR THE TOTAL SQUARE FOOTAGE OF THE HIGH RISE.
 10. VARIANCE WILL BE REQUIRED FOR THE TOTAL SQUARE FOOTAGE OF THE HIGH RISE.
 11. THE SIZES OF AUTO CANOPY AND CIL CANOPY ARE TO BE DETERMINED BY CONTRACTOR ON PLAN AND PER DETAIL 1, SHEET 10718-SS2.

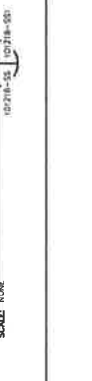
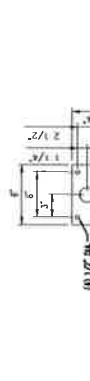
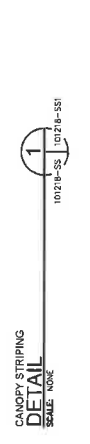
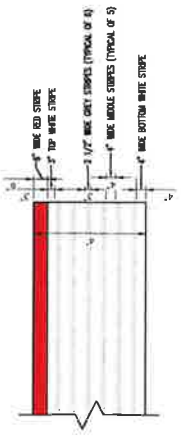
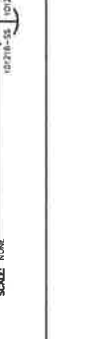
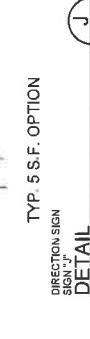
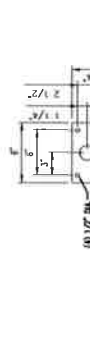
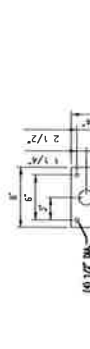
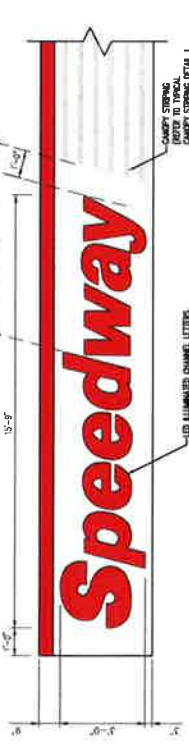
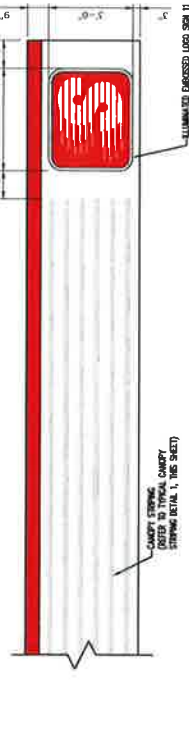
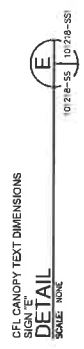
LOCATION	MESSAGE	ILLUMINATION	THICKNESS	AREA
A	LONG SIDE - AUTO CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	3" x 4" x 3" x 4"	11.0 S.F.
B	SHORT SIDE - AUTO CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
C	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
D	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
E	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
F	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
G	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
H	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
I	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
J	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
K	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
L	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
M	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
N	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
O	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
P	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
Q	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
R	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
S	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
T	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
U	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
V	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
W	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
X	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
Y	LONG SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.
Z	SHORT SIDE - CIL CANOPY - SEE CANOPY MANUFACTURER SHEET	ILLUMINATED	15" x 4" x 3" x 4"	41.25 S.F.

NOTE: SEE SHEETS 101218-SS1, 101218-SS2, 101218-SS3 FOR SIGN DETAILS

GRAPHICS INSTALLATION

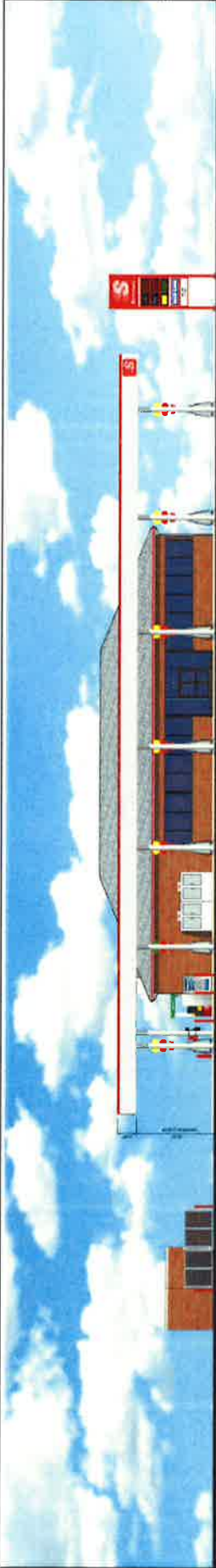
ITEM	DESCRIPTION	INSTALLER	REMARKS
1	DRIVER DECALS	C	SEE 101-ACC-4
2	FIRE MARSHAL SIGN	C	SEE 101-ACC-4
3	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
4	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
5	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
6	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
7	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
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12	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
13	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
14	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
15	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
16	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
17	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
18	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
19	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
20	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
21	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
22	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
23	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
24	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
25	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
26	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
27	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
28	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
29	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
30	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
31	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
32	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
33	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
34	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
35	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
36	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
37	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
38	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
39	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
40	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
41	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
42	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
43	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
44	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
45	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
46	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
47	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
48	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
49	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
50	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
51	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
52	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
53	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
54	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
55	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
56	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
57	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
58	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
59	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
60	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
61	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
62	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
63	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
64	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
65	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
66	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
67	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
68	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
69	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
70	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
71	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
72	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
73	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
74	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
75	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
76	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
77	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
78	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
79	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
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81	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
82	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
83	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
84	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
85	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
86	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
87	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
88	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
89	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
90	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
91	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
92	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
93	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
94	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
95	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
96	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
97	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
98	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
99	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4
100	BUILDING ADDRESS NUMERALS	C	SEE 101-ACC-4







2017年12月31日



FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

Speedway
Steelway
Engineering and Construction Dept.
Enon OH 45023

Engineering and Construction Dept.
Enon OH 45323

BUILDING ELEVATION
NEW BUILD
NEC 181 & AIRPORT PKWY
SULLIVAN COUNTY
KINGSPORT, TN

101218

101210 4600 V2

PROJECT ID: 4000 VZ

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101218-ELEV

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

July 2, 2020, Regular Meeting

Noon

City Hall Council Room

Members Present:

Bill Sumner

Joe White

Calvin Clifton

Jeff Little

Members Absent:

Tracey Cleek

Staff Present:

Ken Weems, AICP

Jessica Harmon

Alison Fields

Visitors:

Richard Bradford

Faye Taylor

Michael Couch

Carl Swann

Zane Larkins

Lorrie Larkins

Bobby D. Estes

Kathie Estes

Casey Mitchell

Mark Cody

Calvin Sneed

Josh Oleno

Ashley Cooper

Michael Cooper

Miaisha Wadsworth

Dennis Phillips

Terry Cunningham

Matthew Lane

Rebecca Overbey

Chairman Sumner called the meeting to order.

Chairman Sumner explained the meeting procedures.

Ms. Alison Fields conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

Public Hearing:

Case: 20-701-00006 – Property located on Longreen Road, Control Map 060H, Group A, Parcel 003.00 requests a 15 foot front yard variance to Sec 114-201(e)1(c) for the purpose of constructing a new single family home. The property is zoned GC (Golf Course Community District).

Mr. Michael Cooper presented the case to the Board. Mr. Cooper stated that he was reducing his request to a 10 foot front yard variance instead of 15 foot front yard request. Mr. Cooper

stated that he needed a variance due to the steep topography of his lot. Faye Taylor state that every house on the street sets back 30 to 40 feet. Ms. Taylor stated that the house location is not in keeping with the neighborhood restrictions. Ms. Taylor stated that the neighbors will present a petition to not approve the proposal. Mike Couch stated that he has grandkids that live on Longreen and that he is concerned about their safety due to potential site distance issues. Mr. Couch stated that the buyer knew about the restrictions when the lot was purchased. Rich Bradford stated that the proposed location of the house would disrupt the character of the neighborhood. Mark Cody stated that for aesthetic reasons, it is best to require the 40 foot front yard. Bob Estes stated that everyone else abides by the restrictions. Mr. Estes provided a petition from the neighborhood in opposition to the request to the Board. Casey Mitchell stated that she lives next to the lot in question and that she believes the proposed house location will block the view of her children walking on the street. Michael Cooper stated that he intends to build a 1,700 square foot home with a garage on the left side.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

Case: 20-701-00007 – Property located at 4704 Sterling Lane, Control Map 062E, Group F, Parcel 003.00 requests a 20 foot variance to Sec 114-133(2) for the purpose of constructing a swimming pool in the side yard. The property is zoned R-1B (Residential District).

Mr. Zane Larkins presented the case to the Board. Mr. Larkins stated that he needs to construct a swimming pool in the side yard of his home due to the steep topography and subsequent lack of space in his rear yard. Mr. Larkins noted that the deepest penetration into his side yard would be 20 feet for any part of the pool.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

Case: 20-701-00008 – Property located at 846 Martin Luther King Jr. Drive, Control Map 061B, Group G, Parcel 025.00 requests a 30-space parking reduction variance to Sec 114-564(4)f for the purpose of establishing a sports bar restaurant use on the property. The property is zoned PVD (Planned Village District).

Mr. Carl Swann presented the case to the Board. Mr. Swann stated that he wants to open a sports bar restaurant at 846 Martin Luther King Jr. Drive, but does not have any space to provide onsite parking. Mr. Swann noted that parking has historically been located on the street for the area. Dennis Phillips stated that the area has had parking difficulties in the past due to businesses that do not have onsite parking. Mr. Calvin Sneed presented pictures and an article to the Board that demonstrate the residential nature of the area. Mr. Sneed stated that a sports bar restaurant use at this location would force too many cars to park on the street. Mr. Terry Cunningham stated that KHRA is opposed to the request. Ms. Wadsworth stated that she is opposed to the request. Calvin Clifton stated that he is judging the proposal strictly in the context of parking.

Chairman Sumner, seeing no one else wishing to speak, closed the public hearing.

The Chairman opened the business portion of the meeting. Mr. Little made a motion to approve the regular meeting minutes from the June 4, 2020 meeting. Mr. Clifton seconded the motion. The motion passed, 4-0. Next, the Board stated for public record that the next application deadline is July 15, 2020 at noon for the meeting date of August 6, 2020.

Adjudication of Cases:

Case: 20-701-00006 – Property located on Longreen Road, Control Map 060H, Group A, Parcel 003.00

Mr. Little noted that there is one house nearby that appears to have close to a 30 foot front yard setback. Mr. Little stated that excavation would need to be performed to achieve conformance to the code. Chairman Sumner stated that a hardship exists for this property due to the presence and location of the hill on the property.

MOTION: made by Mr. Little, seconded by Mr. White, to grant the 10 foot front yard variance as per the amended request by the applicant

VOTE: 3-0 to approve the request.

Case: 20-701-00007 – Property located at 4704 Sterling Lane, Control Map 062E, Group F, Parcel 003.00

The Board acknowledged the hardship of the severe slope in the rear of the subject parcel.

MOTION: made by Mr. Clifton, seconded by Mr. Little, to grant the 20 foot variance departure from the rear yard as requested

VOTE: 3-0 to approve the request.

Case: 20-701-00008 – Property located at 846 Martin Luther King Jr. Drive, Control Map 061B, Group G, Parcel 025.00

Chairman Sumner stated that the property does not contain any space at all for onsite parking. Mr. Little stated he has concerns about guest parking for the adjacent residential uses. Mr. Clifton stated that if the parking reduction space was fewer spaces, it would be a more reasonable fit due to existing conditions of the area. The Board could not identify a variance hardship for the site.

MOTION: made by Mr. Clifton, seconded by Mr. Little, to deny the variance request.

VOTE: 3-0 to deny the request.

With no further business the meeting was adjourned at 1:20 p.m.

Respectfully Submitted,

Ken Weems, AICP
Planning Manager